

SECTION 17 - VILLAGE LOCAL COMMERCIAL (VC2) ZONE REGULATIONS

17.1 GENERAL USE REGULATIONS

17.1.1 Permitted Uses

No land, building, or structure shall be used or erected in the Local Commercial (VC2) Zone except for the following purposes:

Offices, Professional;

Personal service shop;

Variety store;

One dwelling unit connected to and forming an integral part of the commercial building and provided with a separate access.

| | | |
|--------|--|--------------------|
| 17.1.2 | <u>Minimum Lot Area</u> | 700 m ² |
| 17.1.3 | <u>Minimum Lot Frontage</u> | 20 m |
| 17.1.4 | <u>Maximum Lot Coverage</u> | 40 % |
| 17.1.5 | <u>Maximum Building Height</u> | 12 m |
| 17.1.6 | <u>Minimum Front Yard</u> | 7.5 m |
| 17.1.7 | <u>Minimum Side Yard</u> | |
| | On a corner lot or where the yard abuts a VR1, VR2, I, or P Zone: | 5 m |
| | All other cases: | 3 m |
| 17.1.8 | <u>Minimum Rear Yard</u> | |
| | Where the yard abuts a Commercial, Industrial or Institutional Zone: | 6 m |
| | Where the building contains a dwelling unit: | 10 m |
| | All other cases: | 10 m |

17.2 SPECIAL USE REGULATIONS

17.2.1 Buffer Strip

Notwithstanding anything else in this By-law, where a Village Local Commercial (VC2) Zone abuts a Residential, Open Space, or Parkland Zone, a strip of land not less than 1.5 metres in width adjacent to and inside the Village Local Commercial (VC2) Zone boundary shall not be used for any purpose other than a buffer strip in compliance with Subsection 4.25 of this By-law.

17.2.2 Dwelling Unit Size

Where a dwelling unit is permitted in a Village Commercial Zone the minimum floor habitable space of the dwelling unit shall not be less than 60 m².

17.2.3 Harmony With Residential Building And Maximum Floor Area For Commercial Use

In a Village Local Commercial Zone, no person shall use land or erect or use a building or structure unless the building or structure is designed, constructed and maintained in general harmony with the residential buildings in the area in which the building or structure is located. The commercial use shall not exceed 100 m².

17.3 EXCEPTIONS - Village Local Commercial (VC2) Zone

17.3.1

17.3.1.1 Defined Area

VC2-1 as shown on Schedule "C", Map No. 1C

17.3.1.2 Permitted Uses

A medical laboratory

17.3.2

17.3.2.1 Defined Area

VC2-2 as shown on Schedule "B", Map No. 1B

17.3.2.2 Permitted Uses

A motor vehicle sales establishment and motor vehicle service establishment, in addition to all other uses permitted in the VC2 Zone.